



**GRASSROOTS**  
REALTY GROUP

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404, 205 Spring Creek Common SW  
Calgary, Alberta

MLS # A2194201



**\$345,000**

Division:	Springbank Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	526 sq.ft.	Age:	2023 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 256
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	MU-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Introducing an exceptional opportunity to own a 2023 built, one-bedroom condominium situated on the top floor of a contemporary 4-story building in the serene community of Springbank Hill. This bright and south-facing unit boasts stunning mountain views and is designed with high-end finishes, including large double-pane windows, luxury vinyl plank flooring throughout, and 9-foot ceilings, creating a spacious and inviting ambiance. The open-concept layout seamlessly integrates the kitchen and living area, providing a functional and elegant space for both relaxation and entertaining. The kitchen is a chef's dream, featuring premium quartz countertops, custom cabinetry with soft-close drawers, an upgraded backsplash, and top-tier Whirlpool stainless steel appliances—perfect for culinary enthusiasts. The generously sized bedroom is complemented by a large walk-through closet offering ample storage, with convenient access to the well-appointed bathroom and in-suite laundry. The private balcony, complete with a natural gas hook-up for barbecues, provides a tranquil outdoor retreat where you can enjoy panoramic views and unwind. This unit also includes secure, titled, heated underground parking. Ideally located within walking distance to Aspen Landing Shopping Centre, a natural environmental reserve, scenic pathways, and the 69th Street C-Train station. The property is also in close proximity to the Westside Recreation Centre, Rundle College, and offers easy access to major roadways. Experience modern, sophisticated living in a prime location—this is an opportunity not to be missed.